

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1.1. To permit a rear yard setback of 11 feet instead of the required 21 feet for an accessory building.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Proposed garage is to be built on the existing foundation of a previously existing garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Henry M. Wright, Jr.
(Type or Print Name)
Signature
Address
(Type or Print Name)
City and State
Signature

Attorney for Petitioner: 922 Rolandvue Avenue
(Type or Print Name) Address Phone No.
Townson, Maryland 21204
City and State
Signature

Name, address and phone number of legal owner, contractor, purchaser or representative to be contacted: Hoff, Rosenfelt & Woolfolk, Inc.
Address: 10706 Reisterstown Rd. 356-4600
City and State: Owings Mills, MD 21117
Phone No.: 356-4600

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of December, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of February, 1985, at 10:15 o'clock.

Cal Jones
Zoning Commissioner of Baltimore County.

(over)

85-225-A
4/73

85-225-A
4/73

85-225-A
4/73

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: February 5, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 85-219-A, 85-220-A, 85-221-A, 85-222-A, 85-223-A, 85-224-A, 85-225-A, 85-226-A, 85-227-A, and 85-228-A
SUBJECT: 85-224-A, 85-225-A, 85-226-A, 85-227-A, and 85-228-A

There are no comprehensive planning factors requiring comment on these petitions.

NHG/JGH/af

THE FOUR WINDS ASSOCIATION, INC.
Ruxton, Maryland 21204

February 8, 1985

Mr. Arnold Jablon
Zoning Commissioner
Room 106-County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Petition for Variance-9th Election District
Location: North side of Rolandvue Ave., 1,240 feet west of Malvern Ave., 922 Rolandvue Ave.

Dear Mr. Jablon,

The Four Winds Association, consisting of approximately 120 homeowners, organized and operated for the improvement and protection of the Four Winds community, opposes the approval of the variance zoning at 922 Rolandvue Avenue. This property backs up to 917 Army Road, which is a part of the Four Winds community. One foot is just too close to this property, and we feel any exception would be contrary to the intent of the zoning regulation. The accessory building, to be built, we understand, is a garage. There is already an existing garage on this property (We need to know exactly what this structure would be used for). It now looks like concrete block and does not conform with our neighborhood architecture.

At a meeting held February 5th, the Four Winds Board, with ten members present, voted to establish our position opposing this variance:

Helen Dunn
John O'Neill
Fran Eger
Marywill Herrfeldt
Bruce Herman
Mike Klimt
Bliss McGord
Sally Ridgely
Jene Harner
Mil Bell

Total Board membership-14.

Very truly yours,

Helen Dunn
The Four Winds Association, Inc.
Helen Dunn
President.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 4, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Henry M. Wright, Jr.
922 Rolandvue Avenue
Towson, Maryland 21204

RE: Item No. 173 - Case No. 85-225-A
Petitioner - Henry M. Wright, Jr.
Variance Petition

Dear Mr. Wright:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. Thomas J. Hoff
Hoff, Rosenfelt, Woolfolk, Inc.
10706 Reisterstown Road
Owings Mills, Maryland 21117

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 25, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #173 (1984-1985)
Property Owner: Henry M. Wright, Jr.
N/S Rolandvue Ave. 1240' W. from centerline
Malvern Avenue
Acres: 1.586
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The proposed garage will fall within an existing 10-foot drainage and utility easement. A garage is not allowed to fall within such an easement.

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,
James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:ss

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 21, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 168, 169, 170, 172, and 173 ZAC- Meeting of December 26, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 168, 169, 170, 172, and 173.

Michael S. Flanagan
Traffic Engineering Assoc. III

MSF/can

85-223-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

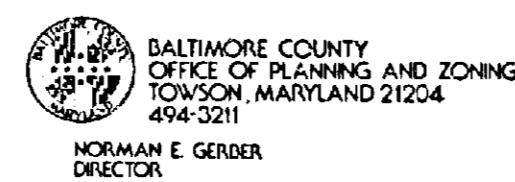
Your petition has been received and accepted for filing this 26th day of December, 1984.

Arnold Jablon
Zoning Commissioner

Petitioner Henry M. Wright, Jr.
Petitioner's Attorney
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit:



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting at 12/26/84
Item # 173
Property Owner: Henry M. Wright, Jr.
Location: N/S Rolandvue Ave.
W of Malvern Ave.

Dear Mr. Jablon:

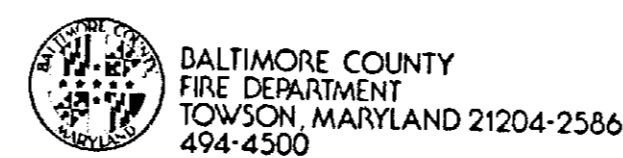
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking arrangement must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 25-88 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "V" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments: the sketch shows driveway access to the garage

Eugene A. Soper
Chief, Current Planning and Development

cc: James Howell

2/10
85-225-A



PAUL H. REINCKE
CHIEF
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

January 7, 1985

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Henry M. Wright, Jr.

Location: N/S Rolandvue Ave. 1240' W. from c/l Malvern Avenue

Item No.: 173

Zoning Agenda: Meeting of 12/26/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

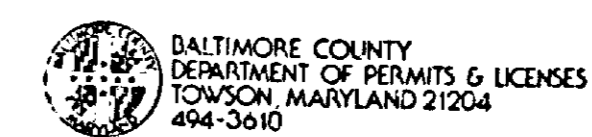
- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: Paul H. Reincke
Special Inspection Division

Noted and Approved: Roy W. Hammer
Fire Prevention Bureau

/mb



January 7, 1985

TIO ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 173 Zoning Advisory Committee Meeting are as follows:

Property Owner: Henry M. Wright, Jr.
Location: N/S Rolandvue Avenue 1240' W. from c/l Malvern Avenue
Existing Zoning: D.R. 1
Proposed Zoning: Variance to permit a rear yard setback of 1' in lieu of the required 24' for an accessory building.

Access: 1.586

District: 9th

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 except as otherwise noted on the drawings and other applicable Codes.

- (X) A building/structure/other permit shall be required before beginning construction.

- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproducible seals and signatures are required on Plans and Technical Data.

- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, Line 2, Section 1107 and Table 1102, also Section 503.2.

- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required structure classification of Table 401.

- (X) I. Comments: No openings are permitted in the north wall. Section 503.2. Downspouts shall not project over the property line and shall not divert water to adjacent properties. Section 521.1 as amended in Bill 1-82.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCE
N/S of Rolandvue Ave.,
1240' W of Malvern Ave.
(922 Rolandvue Ave.),
9th District
HENRY M. WRIGHT, JR.,
Petitioner
Case No. 85-225-A

ENTRY OF APPEARANCE

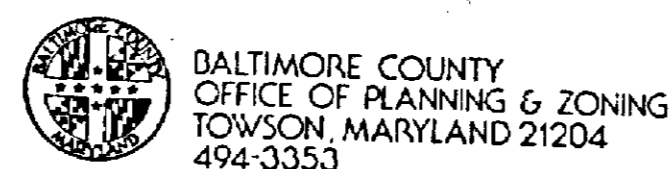
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 30th day of January, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Henry M. Wright, 922 Rolandvue Ave., Towson, MD 21204, Petitioner; and Mr. Thomas J. Hoff, Hoff, Rosenfelt & Woolfolk, Inc., Suite 8, 10706 Reisterstown Rd., Owings Mills, MD 21117, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 26, 1985

Mr. Henry Wright, Jr.
922 Rolandvue Avenue
Towson, Maryland 21204

RE: Petition for Variance
N/S Rolandvue Avenue, 1240'
W of Malvern Ave. (922 Rolandvue
Avenue)-9th Election District
Henry M. Wright, Jr.-Petitioner
No. 85-225-A (Item No. 173)

Dear Mr. Wright:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:ech

Enclosure

cc: James Wright, Esquire
1800 Mercantile Bank and Trust
Baltimore, Maryland 21201

Mr. John D. O'Neill
1000 Malvern Avenue
Towson, Maryland 21204

Mr. Thomas J. Hoff
10706 Reisterstown Road
Owings Mills, Maryland 21117

People's Counsel

January 14, 1985

Mr. Henry M. Wright, Jr.
922 Rolandvue Avenue
Towson, MD 21204

NOTICE OF HEARING

RE: Petition for Variance
N/S Rolandvue Ave., 1240' W of
Malvern Avenue (922 Rolandvue Avenue)
Henry M. Wright, Jr. - Petitioner
Case No. 85-225-A

TIME: 10:15 a.m.

DATE: Tuesday, February 12, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Mr. Thomas J. Hoff
Hoff, Rosenfelt & Woolfolk, Inc.
Suite 8
10706 Reisterstown Road
Owings Mills, Maryland 21117

Paul H. Reincke
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 003108

DATE: 12/14/84 ACCOUNT: R-01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Tom Hoff

FOR: Item 173 (Wright)

C 010*****35001a R146F

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

85-225-A

District: 9th

Date of Posting: 1-23-85

Posted for: Variance

Petitioner: Henry M. Wright Jr.

Location of property: N/S of Rolandvue Avenue, 1240' W

of Malvern Ave. (922 Rolandvue Ave.)

Location of Signs: N/S of Rolandvue Avenue in front of

922 Rolandvue Avenue

Remarks:

Posted by: A.J. Gustin

Date of return: 2-4-85

Number of Signs: 1

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE

ON THE Petition

LOCATION: North side of Rolandvue Avenue

LOCATION: North side of Rolandvue Avenue

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LOCATION: North side of Rolandvue Avenue

85-225-A

2/13 1985

TOWSON, MD.

THIS IS TO CERTIFY, that the annexed advertisement

was published in the TOWSON TIMES, a weekly news-

paper distributed in Towson, Baltimore County, Md.,

once a week for _____ consecutive weeks, the

first publication appearing on the _____ day of

_____ 1985.

BY ORDER OF

JANICE J. JONES

CHIEF OF BUREAU OF

PUBLICATIONS

THE TOWSON TIMES

Cost of Advertisement: \$ 26.50

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 24, 1985

"THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 24, 1985.

THE JEFFERSONIAN,

Blumenthal

Publisher

Cost of Advertising
\$18.00



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 4, 1985

Mr. Henry M. Wright, Jr.
922 Rolandvue Avenue
Towson, Maryland 21204

RE: Petition for Variance
N/S Rolandvue Ave., 1240' W of
Malvern Ave. (922 Rolandvue Ave.)
Henry M. Wright, Jr. - Petitioner
Case No. 85-225-A

Dear Mr. Wright:

This is to advise you that \$49.50 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 004372

DATE 2-12-85 ACCOUNT 01-115-100

AMOUNT \$ 49.50

RECEIVED BY *Henry M. Wright*

FOR *Posting & Adm. 85-225-A*

8 8031*****455013 3122F

VALIDATION OR SIGNATURE OF CASHIER

HOFF, ROSENFELT & WOOLFOLK, INC.

Civil Engineers • Landscape Architects • Planners
Water Quality & Stormwater Management Consultants



DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCE

DATE: December 13, 1984

LOCATION: 922 Rolandvue Avenue
9th Election District
Baltimore County, Md.

DESCRIPTION:

Beginning for the same at a point on the north side of Rolandvue Avenue, said point being westerly 1240 feet, more or less, from the intersection of the north side of Rolandvue Avenue with the centerline of Malvern Avenue. Being Lot 2 as shown on "Plat of Rolandvue Avenue" recorded among the Plat Records of Baltimore County, Md in Plat Book E.H.K. Jr. 48 folio 23.

Also known as 922 Rolandvue Avenue, in the 9th Election District.

Note: This description has been prepared for zoning purposes only.

PETITION FOR VARIANCE
9th Election District

LOCATION: North side of Rolandvue Avenue, 1,240 feet West of Malvern Avenue (922 Rolandvue Avenue)

DATE AND TIME: Tuesday, February 12, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 1 foot instead of the required 2 1/2 feet for an accessory building.

Being the property of Henry M. Wright, Jr. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

Board of Governors

Stephen Y. Hall

President

Gail O'Donovan

1st Vice President

John H. Zink, III

2nd Vice President

Virginia McSchmidt

Treasurer

Kathleen S. Burnett

Secretary

Frank X. Dushow

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John C. Gordon

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Annette Nagle

James P. Offutt

William M. Owen

Robert L. Randolph

Robert L. Sweeney

Wayne N. Schelle

Robert L. Sweeney

E. Richard Watts, Jr.

A. Street Whitfield

David M. Allen

1st Office

Edwin K. Guttman

General Liaison

February 11, 1985

Mr. Arnold Jablon
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

The Board of Governor's Executive Committee of the Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc. unanimously requests that you deny the petition for a variance to permit a rear yard setback of one foot instead of the required 2 1/2 feet for an accessory building on the Henry M. Wright, Jr. property located at 922 Rolandvue Avenue.

We are opposed to the approval of the petition for a variance for several reasons.

First, according to Baltimore County zoning regulations, variances are granted:

"Only in cases where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, offstreet parking, or sign regulations, and only in such manner as to grant relief without substantial injury to public health, safety, and general welfare."

Second, it is our belief that keeping the 2 1/2 foot setback line rule is important in maintaining the aesthetic quality of the Four Winds residential area. Two and a half feet is a reasonable distance to allow the property owner to carry out routine maintenance of a structure and of the shrubbery that would act as a visual screen for his neighbor. It would seem logical that a one foot setback line would result in frequent trespassing on the neighboring property.

PROTESTANT'S
EXHIBIT

-2-

Third, we are concerned with the implications of granting variances for projects which have proceeded without the granting of a permit to do so. The property owner has commenced construction without first having obtained legal permission via a permit.

For the above reasons we request that you deny a variance from the required 2 1/2 foot setback line for the accessory building on the Henry M. Wright, Jr. property.

Respectfully submitted,

Stephen Y. Hall

Stephen Y. Hall, President

ORDER RECEIVED FOR FILING

DATE February 26, 1985

BY *Sharon J. Hall*

RE: PETITION FOR VARIANCE
N/S Rolandvue Avenue, 1,240'
W of Malvern Ave. (922 Rolandvue
Avenue)-9th Election District
Henry M. Wright, Jr.-Petitioner
No. 85-225-A (Item No. 173)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The petitioner herein requests a variance to permit a rear yard setback of 1 foot instead of the required 2 1/2 feet for an accessory building, specifically, a one-story garage.

Testimony by and on behalf of the petitioner indicated that when he purchased the property approximately 1 1/2 years ago there was a pile of rubble on a 20'x24' cement pad where a former garage had been located. The petitioner made inquiries relative to rebuilding a garage, however, neither he nor his builder discussed those intentions with the Office of Zoning and the Department of Permits and Licenses.

Dr. Thomas Zizic, the Protestant most directly affected, indicated that the prior garage had not been used for over 13 years and had been torn down approximately 2 1/2 years ago. On several occasions, he pointed out to the Petitioner that the garage should be built in accordance with the Baltimore County Zoning Regulations. While on vacation in August, 1984, Dr. Zizic was informed by a neighbor that construction had begun. He stated that time he has had runoff and silt problems in the area of his as well as leakage through the retaining wall.

The Public Works comments, dated January 25, 1985, supplied as part of the Baltimore County Zoning Plans Advisory Committee state "The proposed garage will fall within an existing 10-foot drainage and utility easement. garage is not allowed to fall within such an easement."

Upon stipulation by both the petitioner and counsel for the aforementioned protestant, the Deputy Zoning Commissioner visited both properties.

After due consideration of the testimony and evidence presented, as well as a field inspection, in the opinion of the Deputy Zoning Commissioner, the petitioner did not exercise proper diligence in ascertaining the Baltimore County requirements as to zoning and permits and therefore any hardship is self-created. Further strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the petitioner and the granting of this variance would adversely affect the health, safety, and general welfare of the community and should not be granted.

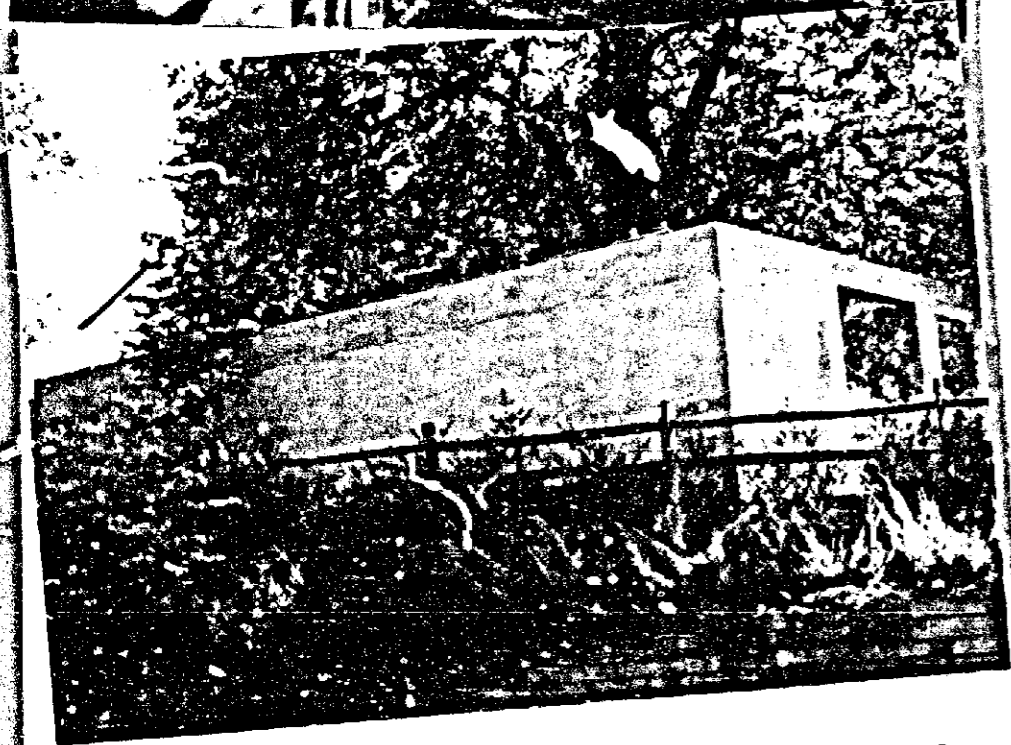
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of February, 1985, that the Petition for Variance to permit a rear yard setback of 1 foot instead of the required 2 1/2 feet for an accessory building be and the same is hereby DENIED.

Sharon J. Hall
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE February 26, 1985

BY *Sharon J. Hall*



PETITION FOR VARIANCE
9th Election District

LOCATION: North side of Rolandvue Avenue, 1,240 feet West of Malver Avenue (922 Rolandvue Avenue)

DATE AND TIME: Tuesday, February 12, 1986 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

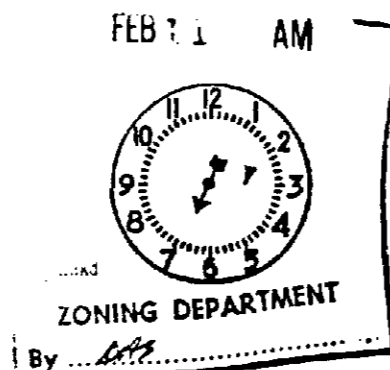
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 1 foot instead of the required 2 1/2 feet for an accessory building.

Being the property of Henry M. Wright, Jr. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Jan. 24.



Reasons Against Variance of 1 foot

- 1- Structure causing mud and water to seep through retaining wall.
- 2- There is already a garage on the property.
- 3- Structure is more commercial (to house numerous antique cars & trucks) than residential.

February 3, 1985

We the undersigned request that a variance NOT be granted to Mr Henry M. Wright, Jr. per his petition to permit a rear setback of 1 foot instead of the required 2 1/2 feet for an accessory building.

[Signature]
922 Army Rd. 21204

[Signature]
922 Army Rd. 21204

[Signature]
919 Army Rd. 21204

[Signature]
918 Army Rd. - 21204

[Signature]
915 Army Rd 21204

[Signature]
913 Army.

[Signature]
912 Army Road
George H. Schaffer Jr
910 Army Road.

[Signature]
908 Army Road
G. A. P. P. P.
904 Army Rd.

[Signature]
1008 Rolandvue Rd.

[Signature]
917 Army Rd 21204

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911 Army Rd. 21204

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912 Rolandvue Rd 21204

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1026 Rolandvue

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1026 Rolandvue.

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913 Rolandvue

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915 Rolandvue

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917 ROLANDVUE RD.
-21204

[Signature]
905 Army Rd
21204

[Signature]
909 Army Rd.

[Signature]
916 Army Road, Baltimore Md. 21204

